

Property Location: **635 S Lahoma Avenue**
Chautauqua Historic District

COA Request: **(HD Case 16-11)**) Consideration of a Certificate of Appropriateness request for the expansion of the second floor, approximately 30 square feet on the rear of the house, to provide additional space for the master bathroom for the property located at 635 S. Lahoma Avenue.

Owner: **Neil and Judy Robinson**
635 S Lahoma Avenue
Norman, OK 73069

Applicant: **Jeff Agosta**
6317 Oak Tree Dr
Edmond, OK 73025

A. Background:

1. Historical Information:

2004 Chautauqua Historic District National Registry Nomination Survey states:

635 South Lahoma Avenue. Ca. 1924. Colonial Revival. This contributing, two-story, brick single dwelling has an asphalt-covered, side-gabled roof and a brick foundation. The wood windows are nine-over-one hung with vinyl storms. The wood door is glazed paneled with a metal storm. The entry porch is uncovered with the entry being marked by a decorative, brick, round arch with a stone keystone. Other exterior features include two red brick interior chimneys. Decorative details include double and triple windows and a triple lattice window on the front first floor. To the rear is a single car, brick garage with a front-gabled roof and wood swinging doors.

2. Property History:

December 5, 2011 . A COA was granted for the following: enclosure of existing screened back porch with a combination of wall, double-hung windows and a 15-light door, removal of existing French doors on porch and installation in new location on the rear elevation and reconfiguration of existing roof valley to create a more effective drainage. This construction was completed.

July 7, 2014, . A COA was granted for the installation of a wrought iron railing over the second floor French door on the south side of the house. Due to

technical difficulties of the construction of the railing, the railing was never installed.

3. Project Description:

The applicant, Jeff Agosta, has a contract to purchase the house at 635 S Lahoma, contingent upon the approval of this COA request for the proposed expansion of the master bathroom on the second floor. The proposed expansion would push out a six foot wide section of rear wall by five feet to expand the master bathroom by 30 square feet. This would make the current inset section of the rear wall of the house flush with the remainder of the house as illustrated in the drawings provided. The applicant plans to remove the existing bricks and the one window and re-use these materials on the new exterior wall of the bathroom.

B. Analysis of Request:

The following sections of the Historic District Guidelines are applicable to this application request.

Historic Preservation Handbook

4.2 Guidelines for Additions to Historic Buildings

- .1 Make Additions Compatible. Additions shall be compatible with the historic building in size, scale, mass, materials, and the pattern of windows and doors to solid walls.*
- .2 Locate Addition Inconspicuously. Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front facade are generally considered inappropriate for a historic structure.*
- .3 Limit Size and Scale. The footprint of the addition shall not exceed 50% of the footprint of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.*
- .4 Preserve the Site. Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.*
- .5 Avoid Detracting From Principal Building. It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features*

Staff Comments:

1. The primary structure is a contributing structure to the Chautauqua Historic District.
2. The property is an interior lot facing Lahoma Avenue, a local street. The lot has an alley running the length of the rear (east) property line.

3. The front and side elevations of the primary structure are character defining elevations.
4. The proposed addition is located on the rear of the structure and will not be visible from the front streetscape.
5. The proposed addition is small, approximately 30 square feet, located on the second floor only and does not increase the house footprint.
6. The proposed addition will not cover any character defining features
7. The proposed addition plans to re-use existing window and brick for the exterior of the addition.

Staff Recommendations:

Staff would recommend approval of the COA request expansion of the second floor on the rear of the house for additional space for the master bathroom for the property located at 635 S. Lahoma Avenue as submitted based upon the following observations:

1. The primary structure is a contributing structure to the Chautauqua Historic District.
2. The proposed addition is located in an inconspicuous location on the rear of the house.
3. The proposed addition does not exceed 50% of the footprint of the existing structure and does not increase the footprint.
4. The proposed addition does not cover any character defining features.
5. The proposed addition will be constructed with appropriate materials since it will be utilizing existing materials from the original house.

Since the proposed expansion meets the guidelines **4.2 Guidelines for Additions to Historic Buildings** and will not impact the historic integrity of the house or neighborhood, staff recommends approval of the proposed addition as submitted.

Action Required: Motion to approve or reject the Certificate of Appropriateness request for the expansion of the second floor, approximately 30 square feet on the rear of the house, to provide additional space for the master bathroom for the property located at 635 S. Lahoma Avenue.